

Community Update

Broad Brook Mill Site

East Windsor, Connecticut

September 2001

Save the Date!

**Monday, September 10, 7:00 PM.
Attend a Public Meeting**

**East Windsor Intermediate School
Auditorium
28 Main Street, Broad Brook, CT**

The U.S. Environmental Protection Agency (EPA) is proposing to defer the Broad Brook Mill site to the State of Connecticut for cleanup, rather than finalize its listing on the Superfund National Priorities List (NPL).

EPA, the State of Connecticut, and the Town of East Windsor hereby notify the public of this proposal, and representatives will be present to hear your comments and thoughts.

**For more information, contact Anni Loughlin, EPA
at 1-888-372-7341, ext. 81273.**

**To submit comments in writing, please address
them to: Anni Loughlin, EPA-New England, One
Congress St. (HBT), Boston, MA 02114-2023**

action. In this proposal, EPA and CT DEP would enter into a "Deferral Agreement," in which the State agrees to take the lead on ensuring cleanup of the site. CT DEP would enter into an enforceable Consent Order with UTC and other potentially responsible parties (PRPs) to develop and implement a cleanup plan. The PRPs, the Town of East Windsor (Town), and the Millbrook condominium association would also enter into an agreement or agreements that will allow for the purchase of the 21 residential units in the mill building and associated common property, and the transfer of title for the property to the Town, which would result in the relocation of all mill building residents off the site. The Town would then be able to re-use the site, including the mill building.

Many different and complicated agreements would have to be signed for the proposal to work. EPA, CT DEP, UTC, the Town, and the Millbrook condominium association have all agreed to try and work out these agreements if the community supports these efforts. More public meetings would be scheduled as the details of these agreements are finalized.

Under EPA's deferral program, for the State of Connecticut to take the lead for the cleanup:

the cleanup must be at least as protective of human health and the environment as a response required under the Superfund program

the site must be addressed at least as quickly as, or sooner than, EPA would address the site

the community must continue to be informed throughout the process and involved in the decision-making process

EPA would continue to provide oversight of the project, and participate in all public meetings.

The site will remain proposed to the NPL, and will not be "de-proposed" until cleanup of the site is complete. If the unlikely scenario occurs that EPA determines that the response is not Superfund protective, is unreasonably delayed, or does not adequately address the affected community's concerns, then EPA can terminate the Deferral Agreement, finalize the NPL listing, and address the site under the EPA Superfund program.

Background on Proposal to Defer Superfund Listing

After the Broad Brook Mill site was proposed for inclusion on the Superfund National Priorities List (NPL) last December, EPA began discussions with the Connecticut Department of Environmental Protection (CT DEP) and the United Technologies Corporation and its wholly owned subsidiary Hamilton Sundstrand Corporation (UTC), on possible alternative ways to address the site.

EPA and CT DEP are now proposing to have EPA defer consideration of finalizing the site listing in favor of State

SITE DESCRIPTION & HISTORY

The Broad Brook Mill Site (the "Site") is located in the Broad Brook section of East Windsor, Hartford County, Connecticut. This Site, previously identified as the Millbrook Condominiums Site, includes a former industrial mill building converted into a 21-unit condominium building, Brookside Drive (the driveway to the condominiums), a former boiler house, and the grounds that surround the building.

The Site is bounded approximately: to the north and west by Broad Brook; to the east by Main Street; and to the south by Mill Street. Broad Brook flows west along the northern portion and south along the western portion of the property, respectively. The central area of the property is overgrown with wooded vegetation. The eastern portion of the property, along Main Street, slopes west and is covered by areas of bituminous pavement and grass. The western portion of the property is level. The southern portion of the property slopes toward Mill Street and is covered with wooded vegetation.

Prior to 1835, the property was developed as a grist mill, saw mill, and a tannery. Between 1835 and 1954, a woolen mill operated on the property. When the wool manufacturing complex was operational, the primary processes that were housed in on-site buildings included picking, carding, spinning, dressing, weaving, scouring, carbonizing, napping, shearing, and dyeing. Other buildings were utilized as a machine shop, a coal gas manufacturing plant, and for warehouse space.

United Technologies Corporation, Hamilton Standard Division ("Hamilton"), a company that manufactured printed circuit boards, operated on the property from 1954 to 1967. Processes conducted by Hamilton, and associated with printed circuit board facility operations, included: coil winding to produce low-voltage transformers; electroplating; chemical etching; photographic development; potting; soldering; assembly; and testing. Additionally, former buildings were used for the following: operation of a machine shop to produce small parts needed in the manufacturing process; a parts cleaner station, which utilized chlorinated solvents; a wastewater treatment plant to treat electroplating water; a paint spray booth to paint assemblies; a boiler house to provide steam and heat in the facility structures; and a water treatment plant to provide quality water for manufacturing processes.

From 1968 to approximately 1974, Hamilton utilized the former mill buildings for the storage of surplus material. From 1968 to 1977, boron filament manufacturing operations were conducted on the property. In 1977, Hamilton sold the property and associated mill buildings to Broad Brook Center, Inc., James R. Testa, John Bartus, and Broad Brook Center Associates (collectively referred to here as "BBCI"). Hamilton leased space for warehousing in a portion of the buildings until 1981. In 1984 and 1986, hazardous waste containing methyl ethyl ketone, paint liquids, flammable liquids, sodium hydroxide, freon, mercury, waste oil, and activated carbon were shipped off site. BBCI leased building space to commercial and

industrial entities until 1986. In January 1986, BBCI sold the property to Connecticut Building Corporation. In May 1986, a fire destroyed many of the mill buildings. In July 1986, Connecticut Building Corporation applied for a permit to develop 21 residential condominium units in the former mill building that had survived the fire. In 1989, a commercial complex was developed from former mill buildings that had also survived the fire. The residential condominiums were developed between 1990 and 1993.

Extensive surface and subsurface investigations have been performed on the Broad Brook Mill Site. In August 1993, Heynen Teale Engineers collected soil gas, soil, and ground water samples. In October 1994, the Connecticut Department of Environmental Protection collected soil samples from 13 locations on the Site. In October 1995, EMG collected soil and ground water samples. From December 1996 to October 1998, Hamilton contracted Loureiro Engineering Associates, Inc. ("LEA") to collect soil gas, soil, sediment, and ground water samples from the Site. The Site was proposed to the National Priorities List on December 1, 2000.

EPA initiated a Removal Site Investigation in December 1999, which included soil sampling, soil gas sampling, and an evaluation of indoor air. In April 2001, at EPA's request, United Technologies Corporation and its wholly owned subsidiary Hamilton Sundstrand Corporation agreed to perform voluntary removal activities at the Site. In May 2001, Loureiro Engineering Associates, Inc. began these activities, including installation of interim soil cover materials around the 21-unit condominium building, and asbestos abatement activities in the former boiler house. All activities were completed in July 2001.